

THE GRAPEVINE LIQUOR'S AND DELI  
**RETAIL BUILDING & BUSINESS FOR SALE (\$1,700,000)**  
6 E CARMEL VALLEY ROAD, CARMEL VALLEY, CA 93924



**PRICE REDUCED**



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# INVESTMENT OVERVIEW

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## DESCRIPTION

Mahoney & Associates is pleased to present to the market, for the first time in over 40 years, 6 E Carmel Valley Road in Carmel Valley. Included in the offering is both, the real estate and the business, "The Grapevine Liquor's & Deli". Included in the business portion of the offering are the furniture, fixtures, and equipment (FF&E), goodwill, and trade name. Financials for the business and a list of the FF&E will be provided to prospective parties upon receipt of a signed Non-Disclosure Agreement. The meticulously maintained +/-3,276 SF building sits on a +/-5,778 SF lot, located in the heart of Carmel Valley. The Grapevine has a huge assortment of liquor, wine & beer, a full deli, and an ice cream counter. Included in the business portion of the offering are the furniture, fixtures and equipment, goodwill, and trade name. The property has four dedicated off-street parking spaces. In addition to the asking price, the Buyer will be responsible for the cost of inventory at the close of escrow.

## ASSET HIGHLIGHTS

- High Visibility Location
- Great Owner/User Opportunity
- Strong Historical Business Performance
- Pride of Ownership Operation

## LOCATION OVERVIEW

Carmel Valley is a combination of sunshine and countryside. The valley retains the agricultural character of its history: rustic barns, fields of vineyards and grazing animals. Yet, the more recent past has seen the development of a number of hotels and golf course resorts that include Carmel Valley Ranch and Resort, Bernardus Lodge, Quail Lodge, and the Santa Lucia Preserve. Carmel Valley Village is 12 miles east of Carmel and is home to more than 20 wineries.

Monterey Bay is a scenic California coastal community known for its historic sites making it a quality residential community and premier tourist destination. Monterey Bay's tourist-based economy continues to attract hundreds of thousands of visitors every year. The Monterey Peninsula is one of Central California's most protected areas and poses major barriers to entry for new development due to water constraints and a very stringent California Coastal Commission. The area is highly regarded for high quality of living due to its naturally preserved environment, world class golf courses, and miles of scenic coastline.

ADDRESS:	6 E Carmel Valley Rd., Carmel Valley, CA 93924
PRICE:	\$1,700,000 (+ Inventory at Closing)
APN:	187-441-007-000
BUILDING SF:	3,276 SF
LOT SF:	5,778 SF
ZONING:	LC-D-S-RAZ
PARKING:	4 Off-Street Parking Spaces
OCCUPANCY:	Owner Occupied

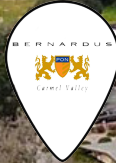


CARMEL BAY

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ROBLES DEL RIO

FORD RD.



CARMEL VALLEY ROAD 15,333 ADT)



6 E CARMEL VALLEY ROAD | 3



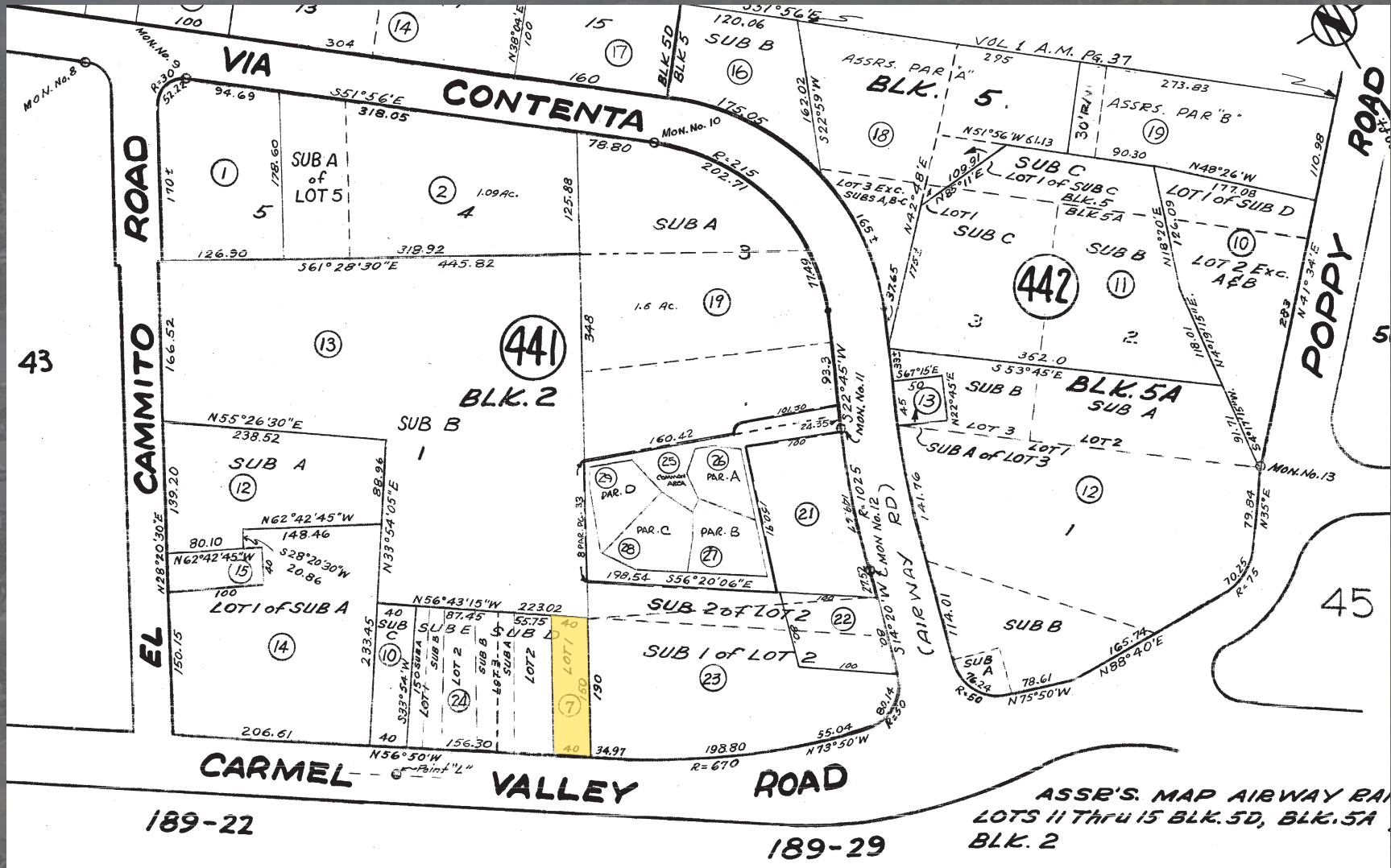
# PROPERTY PHOTOS

RYAN EDWARDS DRE #01403313  
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# SITE MAP

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# MARKET & DEMOGRAPHICS

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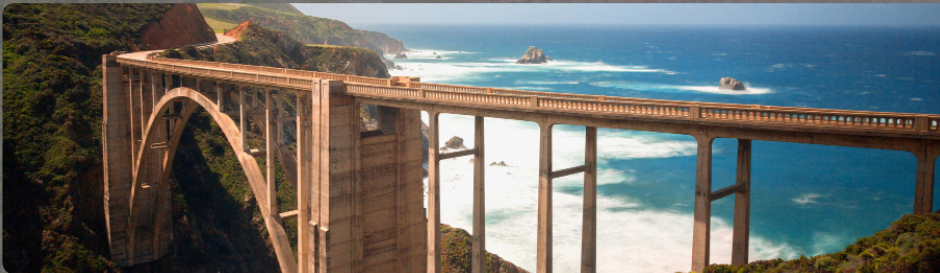
## Population

The county's population reached 428,826 in 2013 and is projected to rise to ±475,000 by 2025. The latest population estimates for individual Peninsula cities are:

Monterey:	28,294
Carmel-by-the-Sea:	3,842
Del Rey Oaks:	1,672
Marina:	20,370
Pacific Grove:	15,504
Sand City:	341
Seaside:	34,095

Traditionally, our population growth has been lower than the state average. In fact, most counties along the central coast are growing at around 1% annually. Between 2007 and 2012, the population of Monterey County grew at an average rate of 0.7 percent per year.

Growth is limited by available water supply and environmental constraints. Salinas is the largest city in the county and Seaside is the largest community on the Monterey Peninsula.



## Household

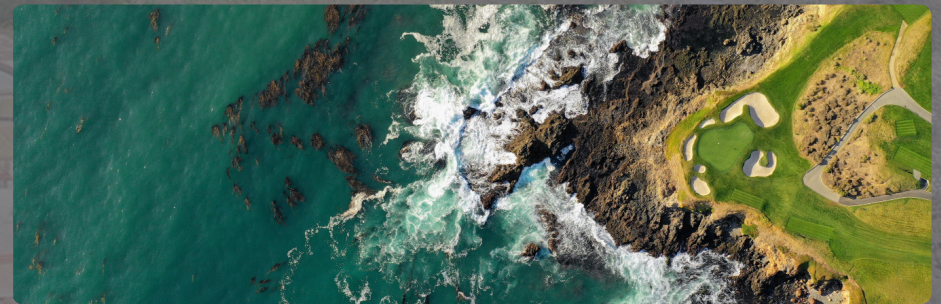
The median age in Monterey County for 2013 was 33.0. Median household income in Monterey County, as of 2013 was \$55,840 compared to a national average of \$52,250. Median housing prices are also higher, The single family home in City of Carmel was \$1,197,700 in 2013, in Carmel Valley \$849,600, in Monterey \$682,300, Marina \$419,600, Pacific Grove \$703,800, Del Rey Oaks \$486,100, Pebble Beach \$1.45 million and in Seaside it was \$364,100.

## Monterey County's Key Industries:

### AGRICULTURE

The Salinas Valley is the center for Monterey County's \$4.379 billion agriculture industry and continues to be a leader in agricultural exports with over 785 million pounds of produce exported in 2013. Top importers of Salinas Valley produce include Canada, Japan, Hong Kong, Taiwan, Mexico and the European Union.

Organic produce is an expanding market and has been incorporated into the holdings of most large companies. There are currently over 46,500 acres of organic products being grown in Monterey County.



### TOURISM

The Monterey Peninsula's scenic cities and unincorporated rural areas have economies that are primarily tourist-driven. Secondly, only to agriculture, hospitality is a \$2.3 billion plus per year industry and employs approximately 22,000 people, over 12 percent of the workforce in Monterey County.

Over 8.39 million visitors travel to Monterey County annually, double that of Yosemite Park. Within California, Monterey County ranks 11th of all 58 counties in tourism expenditures.

### HIGHER EDUCATION

Higher Education contributes approximately \$1.9 billion in operating budgets and \$365 million in research budgets to the local economy.

The Monterey Bay region is home to more than twenty higher education and research institutions, including three community colleges, two state universities, an international institute, college of law, two specialized military institutions and several research organizations. The institutions employ over 12,110 faculty and staff and have enrollment of 78,000 students.



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## For More Information Please Contact:

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